

Cover Sheet for:

Site Plan 8-98001G

Project Application



Montgomery County Department of Park & Planning
Development Review Division

1 of 6

Effective July 1, 1999

Maryland-National-Capital Park & Planning Commission ■ 8787 Georgia Avenue, Silver Spring, Maryland 20910-3760 ■ (301) 495-4595, Fax (301) 495-1306

APPLICATION

Site Plan Review

W.W.

For M-NCPPC Staff Use Only

Date Application & Fee Received	<u>4/2/05</u> by <u>AB</u>	Site Plan File Number	8 - <u>98001 G</u>
SPR Fee (Attach Fee Worksheet)		Final FCP Number	
Date Application Complete	<u>4/2/05</u> by <u>AB</u>	NRI/FSD Number	
SPR Deadline		DRC Meeting Date	
		MCPB Hearing Date	

Proposed Site Plan Name (if amendment, use original site plan name) Clarksburg Town Center - Phase 1A

Preliminary Plan Name Clarksburg, Town Center File Number 1 - 95042

Pre-Application Submission Name, if any _____ File Number 7 - _____

Project Plan Name, if applicable Clarksburg Town Center File Number 9 - 94004

If previously approved Site Plan, File Number 8 - 98001C

Planning Board Opinion Date 3 / 3 / 98

Status: _____ Void

_____ Extended to (date) ____ / ____ / ____

_____ Withdrawn

☒ Amended by this application

If no prior Preliminary Plan, check one of the following: ☐ Preliminary Plan currently being reviewed

☐ Lot already recorded

If Record Plat recorded, M-NCPPC Record Plat Number 22783, 22365, 22535, 33631

Is this a loophole property? ☐ Yes ☒ No (Refer to MCC Bill #1-88, concerning a timely APF review prior to issuance of a Building Permit.)

Other previous or pending application information:

If schematic Development Plan as part of Local Map Amendment (59H2.4A)

Case Number G - _____ date granted ____ / ____ / ____

If approved Development Plan (59-D-1)

Case Number G - _____ date granted ____ / ____ / ____

If approved Project Plan (59-D-2)

File Number 9 - _____ date approved ____ / ____ / ____

If Special Exception/Variance

Case Number S - _____ or A - _____ date adopted ____ / ____ / ____

Tax Account Number 1. 160203390000 2. _____ 3. _____ 4. _____

Tax Map Page Number EW

Location:

(complete either A or B)

A. On _____ feet _____ of _____

Street Name

Distance

N, E, S, W, etc.

Street Name

B. SE quadrant, intersection of Clarksburg Road and Park Overlook

N, E, S, W, etc.

Street Name

Street Name

(complete either C or D)

C. On _____ feet _____ of _____

Street Name

N, E, S, W, etc.

Street Name

D. _____ quadrant, intersection of _____ and _____

N, E, S, W, etc.

Street Name

Street Name

Planning Area Number 13

Site Plan Review Application

Site Area:

Gross area of Site Plan	0.22	ac.	9,736	s.f.
Area dedicated to Public Use		ac.		s.f.
Total net area of Site Plan		ac.		s.f.
Area by Zone: Zone 1: RMX-Z	0.22	ac.	9,736	s.f.
Zone 2:		ac.		s.f.
Zone 3:		ac.		s.f.

Incorporated Municipality or Special Taxing District, if applicable _____

Is site in the Locational Atlas and Index of Historic Sites? ☐ Yes ☒ No

Is site on the Master Plan for Historic Preservation? ☐ Yes ☒ No

Development Information:

Residential	No. of Units	Non-Residential	Gross Floor Area
One-family detached	_____	Commercial Office	_____
One-family semi-detached	_____	Commercial Retail	_____
One-family attached	_____	Industrial	_____
Townhouses	_____	Other _____	_____
Duplex	_____	Other _____	_____
Triplex	_____	Other _____	_____
Multi-family	12	Other _____	_____
Total proposed	_____	Other _____	_____
Included MPDUs	2	Other _____	_____
Included TDRs	_____	Total Proposed	_____
Existing dwelling units to remain	_____	Existing to remain	_____

Method of Development: ☐ Standard ☐ Cluster ☒ MPDU ☐ TDR ☐ _____
Other Optional Method

Requested Waivers: (if any)

59-E (Parking Ordinance) _____

Other _____

Site Plan Review Application

Application Information:

1. Applicant (Owner or Contract Purchaser)

Bozzuto Homes, Inc. Robert Andrews
Name Contact Person
 7850 Walker Drive, Suite 400
Street Address
 Greenbelt, Maryland 20770
City State Zip Code
 (301-) 220-0100 (301) 220-3738
Phone Number Fax Number

2. Developer (if different from Applicant above)

Name Contact Person
Street Address
City State Zip Code
 () ()
Phone Number Fax Number

3. Engineer

Charles P. Johnson & Associates Les Powell
Name Contact Person
 1751 Elton Road
Street Address
 Silver Spring, MD 20903
City State Zip Code
 (301) 434-7000 (301) 434-9394
Phone Number Fax Number

4. Architect

Devereaux & Assoc. Rodney Williams
Name Contact Person
 1481 Chain Bridge Rd. Suite 302
Street Address
 McLean VA 22101
City State Zip Code
 (703) 893-0102 (703) 893-0106
Phone Number Fax Number

5. Landscape Architect

Land Design Inc. Kevin Tankersley
Name Contact Person
 1414 Prince Street Suite 400
Street Address
 Alexandria VA 22314-2815
City State Zip Code
 (703) 549-7784 (703) 549-4984
Phone Number Fax Number

6. Attorney

Name Contact Person
Street Address
City State Zip Code
 () ()
Phone Number Fax Number

Signature of Applicant (Owner or Contract Purchaser)

Robert C. Andrews
Signature
 Robert C. Andrews
Name (Type or Print)

1/28/05
Date

Site Plan Review

Checklist

- i. A grading plan
- j. The location of all sewer, water, gas, electric, telephone, and storm drainage lines; all easements and rights-of-way, existing or proposed; all off-site utility connections and all utility structures, if separate drawing
- k. Data table showing proposed development data compared to requirements of zone, master plans, development plan, preliminary plan or supplementary plan, as applicable
- l. TDR calculations, if applicable
10. A Landscaping Plan, so titled, showing all man-made features and the location, height or caliper, and species of all plant material to be preserved, transplanted, or planted; including R.O.W. plantings and off-site plantings pursuant to Final Forest Conservation Plan
11. An exterior Lighting Plan, so titled, including all parking areas, driveways and pedestrian ways, and including the height, number, and type of light fixtures, and a diagram of light distribution characteristics ..
12. A development program stating the sequence in which all structures, utilities, open spaces, vehicular and pedestrian circulation systems, landscaping, forest conservation and recreational facilities are to be developed; when any land is to be dedicated for public use; and when the applicant will notify the Planning Board to request inspection for compliance with the approved site plan
13. List of adjacent and confronting property owners, presented in conformity with the Planning Board's noticing requirements
14. Site Plan Enforcement Agreement and HOA documents, if applicable ...
15. Grading feasibility study of MCPS sites to be dedicated, and certification of environmental acceptability
16. Final Forest Conservation Plan and Worksheet, including tree survey of 6" diameter and greater trees within 25' either side of the limit of disturbance
17. Approved Stormwater Management Concept Plan, so titled, or 1" = 30' (or approved plan for off-site SWM), including MCDPS approval letter ..
18. Proposed Storm Drainage Area, so titled, at 1" = 30', and computations, if separate drawing
19. Proposed Sediment Control Plan, so titled, at 1" = 30', including tree protection measures, if separate drawing
20. Architectural schematic plans and elevations for buildings and structured parking, identifying height, general description, phasing and signage, as required by staff

No. Copies	Engineer/Surveyor	M-NCPPC Staff
12	NA	
15 12	✓	
12	NA	
1	NA	
1	NA	
2	NA	
3	NA	
3	NA	
3	NA	
3	NA	
1	✓	

Site Plan Review

Checklist

POST-APPROVAL SUBMISSION

The following items will not be submitted until after the site plan is approved, but should be submitted to the Development Review Division prior to the submission of the record plat application(s) in order to assure timely recordation of the final record plat.

1. Site development and grading plan (signed)
2. Landscape and lighting plan (signed)
3. Architectural plans, including FAR calculations, if required
4. Structure parking plans, if required
5. Phasing plan, where required
6. Site Plan Enforcement Agreement (original signature)
7. Development Plan
8. Homeowner association documents (final draft)
9. Copy of engineer's certificate for design of private streets, if required
10. Other agreements (original signature)

No. Copies	Engineer/Surveyor	M-NCPPC Staff
3		
3		
1		
1		
1		
1		
2		
1		
1		
2		

The engineer or surveyor hereby certifies that all required information for the submission of a site plan has been included with this application.

Engineer/Surveyor Signature

Signature _____

Date _____

Name (Type or Print) _____